



**23 Church Street, Ockbrook  
Derby, DE72 3RB**

Silver Birch cottage dates from the 1800's and is set in the historic heart of this beautiful village, close to the Parish church and village pub, all of which are within a fold of countryside between Nottingham and Derby. This detached cottage has UPVC double glazing to the main part, gas central heating fuelled by a Vaillant combination boiler, three bedrooms, two reception rooms and a generously proportioned garden with secure parking. There is also a UPVC double glazed garden room/conservatory with a solid roof, a stylish fitted kitchen and a ground floor WC. The property is offered for sale with no upward chain, is very well presented throughout and ready to move straight into and enjoy. The village includes an excellent primary school, a selection of pubs and restaurants and has excellent road links to the M1, M42, A50 plus is a short drive to East Midlands International airport.



**£395,000**



### Inner Hallway

UPVC double glazed window to the front, wooden flooring, a fitted cloak cupboard and doors leading off to the Dining Room, Kitchen and Sitting Room.

### Living Room 13' 6" x 10' 0" (4.11m x 3.05m)

Spacious front sitting room including a superb feature fireplace with a coal effect gas fire and a secondary glazed bow window to the front. There is also a central heating radiator, TV point and patio doors to the conservatory providing a view of the garden at the rear.

### Dining Room 10' 6" x 10' 0" (3.20m x 3.05m)

A good size little, bright and airy room with secondary glazed bow windows to both the side and front, a feature open fireplace with stone surround, central heating radiator and an open staircase to the first floor.

### Kitchen 13' 4" x 9' 5" (4.06m x 2.87m)

Fitted with a matching range of stylish shaker units including laminate worksurfaces and cornice trims. There is also a UPVC double glazed window to the side, a wooden floor covering, a door leading to the ground floor WC and access to the garden at the rear. Appliances include; a four ring gas hob with an extractor hood over, a Bosch under counter electric oven, a ceramic sink drainer, an integrated dishwasher, plumbing for a washing machine and space for a fridge and freezer. There is also a wall mounted Vaillant gas combination boiler.

### Conservatory 10' 10" x 7' 10" (3.30m x 2.39m)

UPVC double glazed conservatory with a solid roof, including sliding patio doors from the living room, a vinyl floor covering and a doors to the garden.

### Rear hallway

Ground floor WC with wash hand basin, a door from the kitchen and also a door to the rear garden.

### First Floor Landing

Access to the loft space and fitted cupboards.

### Bedroom 1 13' 6" x 10' 0" (4.11m x 3.05m)

Dual aspect master bedroom including UPVC double glazed windows to both the front and rear, a very large recessed fitted wardrobe, wooden flooring, a TV point and a central heating radiator.

### Bedroom 2 10' 6" x 10' 0" (3.20m x 3.05m)

UPVC double glazed window to the front and a central heating radiator.

### Bedroom 3 9' 6" x 7' 0" (2.89m x 2.13m)

UPVC double glazed window to the rear and a central heating radiator.

### Family Bathroom 6' 5" x 6' 2" (1.95m x 1.88m)

Three piece family bathroom including a WC, wash basin and a panelled bath with shower screen and an electric shower over. There are also ceramic floor and wall tiles, a heated towel rail and a UPVC double glazed window to the rear.

### Outside

Generously proportioned rear garden including a lawn with mature tree border, a very large patio and access for parking via a sliding driveway gate from a shared driveway at the side.



### Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**



